

UNOFFICIAL COPY

PTC 23-19907 Y1
WARRANTY DEED

Doc#: 2313519025 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/15/2023 09:32 AM Pg: 1 of 2

Dec ID 20230501614902
ST/CO Stamp 0-001-102-544 ST Tax \$205.00 CO Tax \$102.50

THE GRANTOR

Beth Fleming Allen,

f/k/a Beth ~~Allen~~ Fleming,

a married person,

of

613 Carlsbad Trail,

of the Village of Roselle, of the County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to THE GRANTEE

(The Above Space for Recorder's Use Only)

JVL Properties, LLC, an Illinois Limited Liability Company
1600 West Lake Street, Suite 103B-142, Addison, Illinois 60101

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See the attached legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple. SUBJECT TO: General real estate taxes for 2022 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 07-35-303-053-0000
Address of Real Estate: 613 Carlsbad Trail, Roselle, Illinois 60172

This is not homestead property for Beth Fleming Allen or her spouse
DATED this 5th day of May, 2023.

Beth Fleming Allen
Beth Fleming Allen, f/k/a Beth ~~Allen~~ Fleming

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Remote Notarization Certification

I, Margaret M. Kearns, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the State of Illinois, Beth Fleming Allen, also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Warranty Deed consisting of 2 pages, to which this Remote Notarization Certification is made a part thereof.

Signed and sworn to before me this 5th day of May, 2023.

Margaret M. Kearns
Notary Public



(Seal)

This instrument was prepared by: Daniel R. Sanders, 832 North Sanborn Drive, Palatine, Illinois 60074.

DRS

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Legal Description

of premises commonly known as 613 Carlsbad Trail, Roselle, Illinois 60172

LOT 4 IN BLOCK 11 IN THE TRAILS UNIT NUMBER 1, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT OF SUBDIVISION RECORDED SEPTEMBER 27, 1971 AS DOCUMENT NUMBER 21639442 AND AS AMENDED ON NOVEMBER 11, 1971, BY DOCUMENT NUMBER 21708236, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 07-35-308-053-0000

REAL ESTATE TRANSFER TAX

11-May-2023



COUNTY:	102.50
ILLINOIS:	205.00
TOTAL:	307.50

07-35-308-053-0000

| 2023051814902 | 0-001-102-544

MAIL TO:

Kerry Garesche
616 N. North Court
Palatine, Illinois 60067

SEND SUBSEQUENT TAX BILLS TO:

JVL Properties, LLC
1600 West Lake Street
Suite 103B-142
Addison, Illinois 60101